

# City of Tillamook Planning Commission Minutes

## Regular Meeting – November 1, 2012

### **Commission Members Present:**

Jan Stewart, Chairperson  
Tamra Jacobs  
Aaron Palter  
Ray Jacobs  
Nick Hahn

### **Staff Present:**

David Mattison, City Planner  
Debbi Reeves, Executive Assistant  
Terra Wilcoxson, Urban Designer

### **Guests Presents:**

Val Crispin, Don Decambra, Sherryl Devore, John Kelly, Humberto Maciel

#### **I. CALL TO ORDER:**

**Chairperson Stewart** called the City of Tillamook Planning Commission meeting to order at 7:10 P.M.

#### **II. ROLL CALL:**

**D. Reeves** called the roll. All members were present.

#### **III. APPROVAL OF MINUTES:**

**Chair Stewart** asked for approval of two sets of minutes included in the meeting packet.

- **R. Jacobs made a motion to approve the minutes from August 16, 2012. T. Jacobs seconded the motion. Ayes were received by N. Hahn, A. Palter, T. Jacobs, and R. Jacobs. The motion passed.**
- **R. Jacobs made motion to approve the minutes of the September 6, 2012 regular Planning Commission meeting. The motion was seconded by N. Hahn. There was no discussion and aye votes were received from R. Jacobs, A. Palter, T. Jacobs, and N. Hahn. The motion carried unanimously.**

#### **IV. PUBLIC COMMENTS:**

**Chair Stewart** read the disclosure statement for the public comment period on non-agenda items. There were no speakers.

#### **V. PUBLIC HEARINGS:**

**Chair Stewart** read the hearing disclosure statement and announced the two hearing on the agenda, the Parks and Recreation Master Plan and **Don Decambra**, Kona's Hawaiian BBQ. She noted that she would move the hearing for **Don Decambra** to first position and asked if he was ready to proceed and asked if there were any objections. There were no objections. **Chair Stewart** asked for exparte contact, bias, or conflict of

interest and there was none from the planning commission members and there were no challenges by the audience.

**1) Don Decambra, Kona's Hawaiian BBQ, CU-12-02 and SP-12-03:**

**Chair Stewart** asked **City Planner D. Mattison** to give his staff report. **D. Mattison** noted this permit request had been held over from June in order to get more information and a completed application. He went over the new surveyed diagrams and explained the changes. As he proceeded with his report there were questions about catch basin location and drainage, enclosing the BBQ cooking area, restroom facilities, and multiple business usage on the premises. **Chair Stewart** asked **D. Decambra** to come to the podium.

**Don Decambra – 3504 3<sup>rd</sup> Street, Tillamook, OR 97141:**

**Mr. Decambra** explained the business will be “take-out” not a restaurant, and they will do catering. He commented on the drainage issue and the new catch basin located on his property installed during the recent 3<sup>rd</sup> Street improvement project. He also noted this will not be completed until next spring. There was discussion. **Mr. Decambra** stated he will move the BBQ cooking unit into the mobile stand and that there is already a grill inside of the mobile unit. This will be an extra cost which he is willing to assume. There were no further questions or discussion.

**Chair Stewart** asked if there was anyone to speak in support of the application. There was not. She asked if there was anyone to speak in opposition.

**Val Crispin – 440 N. Widow Creek, Otis, OR 97368:**

**Mr. Crispin** commented he attended the other meetings and is the owner of the apartment complex next to the proposed site. **Chair Stewart** asked him to summarize his points from before. He went over the noise, traffic, smoke, odor, four other existing uses, on street parking and off street parking, and crosswalks. He noted that to his knowledge none of the other business uses had been approved. **Mr. Crispin** handed out photos for review. He commented on complaints from the tenants and vacancy rate of the apartment units next to the site property. The planning commission members noted the apartment complex maintenance has been good.

**Chair Stewart** recessed the meeting at 8:00 P.M. and reconvened at 8:25 P.M.

She spoke about the need for a decision tonight, the aspects of the application, and the time constraints. **Mr. Crispin** commented on the parking spaces in the front yard not being in compliance. He also commented on nuisance laws, smoke laws, and temporary usage.

**Chair Stewart** asked if there was any other opposition and there was not. She asked for neutral testimony and there was none. **Mr. Decambra** came back to the podium and there was discussion regarding the current businesses on his property which include rental apartments, boarders, boxing arena, and painting business. There was discussion about the noise, smoke, traffic on his property, and parking. There was discussion about

business parking in the front yard, using his personal residence as a boarding house, the boxing arena and how it is utilized by others, the painting business and number of employees. **A. Palter** asked if any of the other business conditional uses had been applied for? In discussion it was explained the only other actual business is the painting business.

**Chair Stewart** asked if there was anyone else who would like to speak on this application.

**John Kelly – 8695 Valley View Drive, Tillamook OR 97141:**

**Mr. Kelly** spoke about the vacancy rate of the neighboring apartments. There was discussion about this. **Chair Stewart** noted this was neutral testimony.

**Sherryl DeVore -24720 Trask River Rd. W., Tillamook OR 97141:**

**Ms. Devore** commented that she will be the manager of the BBQ and it will be in compliance with all state, county and city codes. There was discussion about parking, fire marshal inspection, and signage. She had prepared a written document and gave it to the Planning Commission for the record as additional information. **Chair Stewart** noted this is supporting testimony.

There were no other speakers and no rebuttal from the applicant. **Chair Stewart** closed the Public Hearing and opened commission discussion at 9:10 P.M.

The commission members discussed temporary usage, parking space requirements, usages on the property, boarding house requirements, the boxing arena and seating capacity, the applicant's painting business and temporary parking.

**Chair Stewart** recessed the meeting at 9:20 P.M. and reconvened at 9:24 P.M.

There was discussion about corrections regarding the number of parking spaces need to be consistent and the reference to the driveway needs to be "paved." That needed to be made to the Preliminary Findings and Conclusions document which **D. Mattison** noted he would take care of.

There was considerable discussion about the total amount of required parking spaces for all occupancies of the property. It was discussed that this application had already been tabled for more information once. **Chair Stewart** announced it would take a consensus of all commission members to extend the meeting to 10:30 P.M. The committee members agreed to continue until 10:30 P.M. There was further discussion regarding front yard parking and the 3<sup>rd</sup> Street project.

**Chair Stewart** commented that because of the recesses, unusually long discussions, and timing that she will continue the hearing over to the December 6, 2012 meeting. At that time the commission members will resume with commission discussion. She directed staff to get clarification of parking, off street parking, the amount of required parking

spaces, proposed and existing. She noted there are other issues that exist that will be addressed at the next meeting. She explained to the audience she does not desire to have additional testimony at the next meeting but may allow it and that no decision has been made therefore an appeal cannot be made at this time. Once a decision has been made an appeal can be made to the City Council.

**2) City of Tillamook Park and Recreation Master Plan:**

Chair Stewart noted there had been some last minute comments received and **D. Mattison** handed out copies.

**Chair Stewart** recessed the meeting at 9:55 P.M. and reconvened at 10:02 P.M.

**Chair Stewart** asked **D. Mattison** to include the additional comments into the record which he will do. **D. Mattison** proceeded to summarize the support, concerns, issues, and suggestions. **Chair Stewart** opened the meeting for public comments noting this would be legislative and not quasi-judicial testimony.

**Humberto Maciel – 2304 9<sup>th</sup> Street, Tillamook OR 97141:**

**Mr. Maciel** commented on soccer, football, baseball and other sports programs in Tillamook. He noted that Tillamook has inadequate field space. He spoke about his experience as a coach, the ages of participants, the locations and sizes of current fields, and how the community could utilize additional fields. There was discussion about grant funding. **Mr. Maciel** encouraged the commission members to keep in mind all the different sports programs that could use a field.

**John Kelly – 8695 Valley View Drive, Tillamook OR 97141:**

**Mr. Kelly** stated he is a baseball coach for junior high ages and grade school ages children and noted the old Safeway site is his primary focus. There was discussion about the usages of a ball field at that site and the impact it could have on the community.

**Chair Stewart** asked both **Mr. Maciel** and **Mr. Kelly** to come back to the December 6, 2012 meeting as this issue is also being recessed until that time. **D. Mattison** noted there is another land use issue on that agenda also. **Chair Stewart** commented an extension will give **D. Mattison** and **T. Wilcoxson** more time to add the additional comments into the information. Commission members advised they would like time to review these comments. **Chair Stewart** stated that on December 6 the planning commission will make an effort for the final recommendation. She stated there will be no further comments allowed as of now and that any commission comments on the new comments will need to be submitted to **D. Mattison** by November 9, 2012. She will call a special meeting if commission comments need to be discussed. The meeting on December 6, 2012 will begin at 6:00 P.M. for the final Parks and Recreation Master Plan.

**VI. ITEMS OF HIGH PUBLIC INTEREST: None**

**VII. ITEMS OF COMMISSION CONCERN: D. Mattison** noted the Rodeo Restaurant

variance request will be on the agenda for December 6, 2012.

**VIII. FUTURE AGENDA ITEMS: None**

**IX. ANNOUNCEMENTS: None**

**X. ADJOURNMENT:**

**Chairperson Stewart** adjourned at 10:53 p.m.

Approval Acknowledged by:

~~~~ SIGNATURE ON FILE~~~~

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Jan Stewart, City Planning Commission Chairperson

Prepared by:

Debbi Reeves

Executive Assistant